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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Tax Records



First American Title™

Jackson County Property Profile Information

Parcel #: 10979916
Tax Acct#: 371W29C002115
Owner: **James & Sandra Wester Rev Trust**
CoOwner:
Site: **736 Williams Ct**
Medford OR 97504 - 8668
Mail: 736 Williams Ct
Medford OR 97504 - 8668
Land Use: 101 Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Legal:
Twn/Rng/Sec: 37S / 01W / 29 / SW

ASSESSMENT & TAX INFORMATION

Market Total: **\$504,120.00**
Market Land: **\$163,000.00**
Market Impr: **\$341,120.00**
Assessment Year: **2025**
Assessed Total: **\$325,070.00**
Exemption:
2024 Taxes: **\$4,714.42**
Levy Code: 4901
Levy Rate: 0.0148

SALE & LOAN INFORMATION

Sale Date: 09/16/2014
Sale Amount: \$380,000.00
Document #: 24390
Deed Type: Warranty Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co: TICOR TITLE COMPANY

PROPERTY CHARACTERISTICS

Year Built: 2004
Bedrooms: 3
Bathrooms: 2
Total SF: 2,300 SqFt
Basement SF:
Lot Size: 0.21 Acres (9,147 SqFt)
Garage SF: 529 SqFt
Heat Source:
Fireplace:
Lot: 15
Block:
Plat/Subdiv: Windsor Estates
Zoning: Medford-SFR-4
School Dist: 549 Medford
Primary School: Hoover Elementary School
Middle School: Hedrick Middle School
High School: South Medford High School
Census: 1031 - 000604
Watershed: Bear Creek
Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: 77927

PARCEL ID: 10979916

Improvement Use: 151

Improvement Desc: RESIDENCE One
story

Year Built: 2004

% Complete:

Condition:

Eff Year Built: 2004

Total SqFt: 2,300

Bedrooms: 3

Roof Type:

Finished SqFt: 2,300

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 2,300

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

1-Apr-2026

WESTER JAMES & SANDRA REV TRUST ET AL
736 WILLIAMS CT
MEDFORD OR 97504-8668

Tax Account #	10979916	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	736 WILLIAMS CT MEDFORD OR 97504	Interest To	Apr 1, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,815.33	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,714.42	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,569.95	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,458.55	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,343.35	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,251.47	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,151.09	Nov 15, 2019
2019	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,044.61	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,971.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,997.78	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,842.75	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,775.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,589.46	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,415.71	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,368.48	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,301.94	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,214.05	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,134.13	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,016.46	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,695.71	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,379.48	Nov 15, 2005
Total		\$0.00	\$0.00	\$0.00	\$0.00		

TICOR TITLE

LN0914036440

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E. McAndrews, Suite 100
Medford, OR 97504

GRANTOR:
Donald L. Gripp and Linda M. Gripp, Trustees of
the Donald L. Gripp and Linda M. Gripp
Revocable Trust
736 Williams Court
Medford, OR 97504

GRANTEE:
James H. Wester and Sandra Wester, Trustees
of the James and Sandra Wester Revocable
Trust
14601 N. Applegate Road
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:
James and Sandra Wester Revocable Trust
736 Williams Court
Medford, OR 97504

AFTER RECORDING RETURN TO:
James and Sandra Wester Revocable Trust
736 Williams Court
Medford, OR 97504

Escrow No: 470314036440-TTJA37

371W29C 2115 / 10979916

736 Williams Court
Medford, OR 97504

Jackson County Official Records 2014-024390

R-WD
Stn#6 BARROWCK 09/16/2014 09:26:40 AM
\$10.00 \$11.00 \$10.00 \$8.00 \$20.00 \$59.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records. Christine Walker - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald L. Gripp and Linda M. Gripp, Trustees of the Donald L. Gripp and Linda M. Gripp Revocable Trust,
Grantor, conveys and warrants to

James H. Wester and Sandra Wester, Trustees of the James and Sandra Wester Revocable Trust,
Grantee, the following described real property, free and clear of encumbrances except as specifically set
forth below, situated in the County of Jackson, State of Oregon:

Lot Fifteen (15) WINDSOR ESTATES in the City of Medford, Jackson County, Oregon, according
to the official plat thereof, now of record, recorded in Volume 30, Page 51, Plat Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$380,000.00. (See
ORS 93.030)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines,
Power of Special Districts, and easements of Record, if any.

Property taxes in an undetermined amount, which are a lien but not yet payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON
LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY

470314036440-TTJA37
Deed (Warranty-Statutory)

1

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 9-15-14

The Donald L. Gripp and Linda M. Gripp Revocable Trust

BY: Donald L. Gripp, TRUSTEE
Donald L. Gripp, Trustee

BY: Linda M. Gripp, Trustee
Linda M. Gripp, Trustee

State of OREGON

COUNTY of Jackson

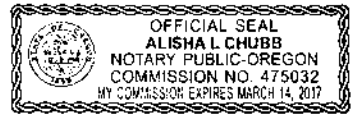
This instrument was acknowledged before me on Sept. 15, 2014

by Donald L. Gripp and Linda M. Gripp, Trustees of the Donald L. Gripp and Linda M. Gripp Revocable Trust

[Signature]

Notary Public - State of Oregon

My commission expires: 3/14/17



Maps

736 Williams Ct
Oregon, AC +/-



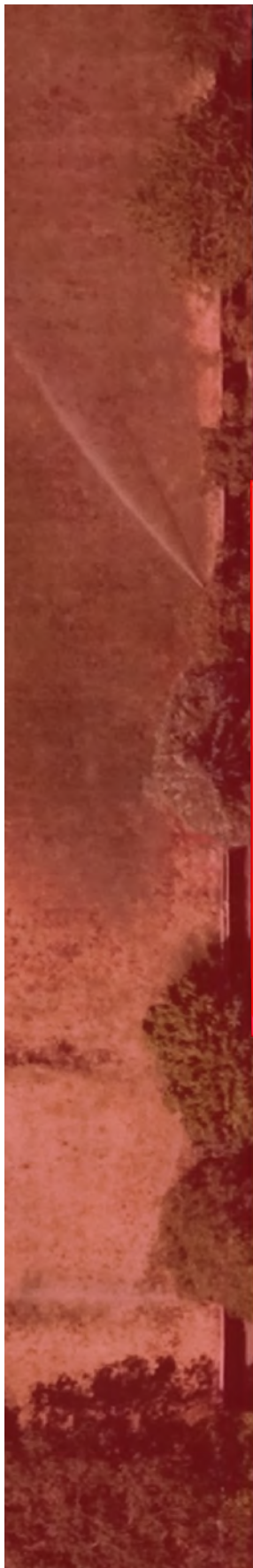
 Boundary

736 Williams Ct
Oregon, AC +/-



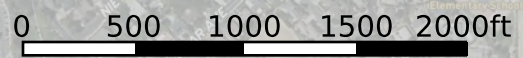
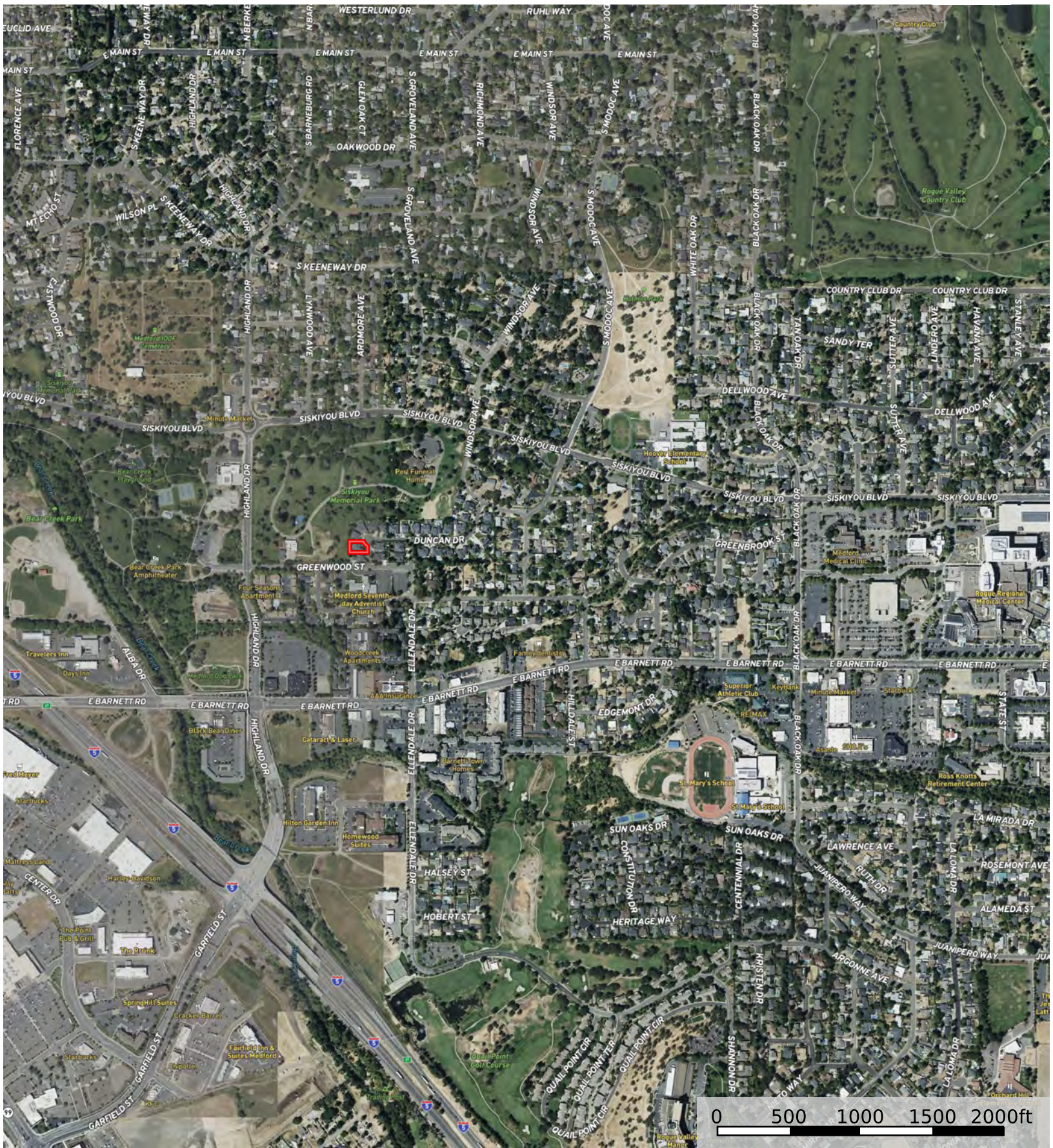
 Boundary

736 Williams Ct
Oregon, AC +/-



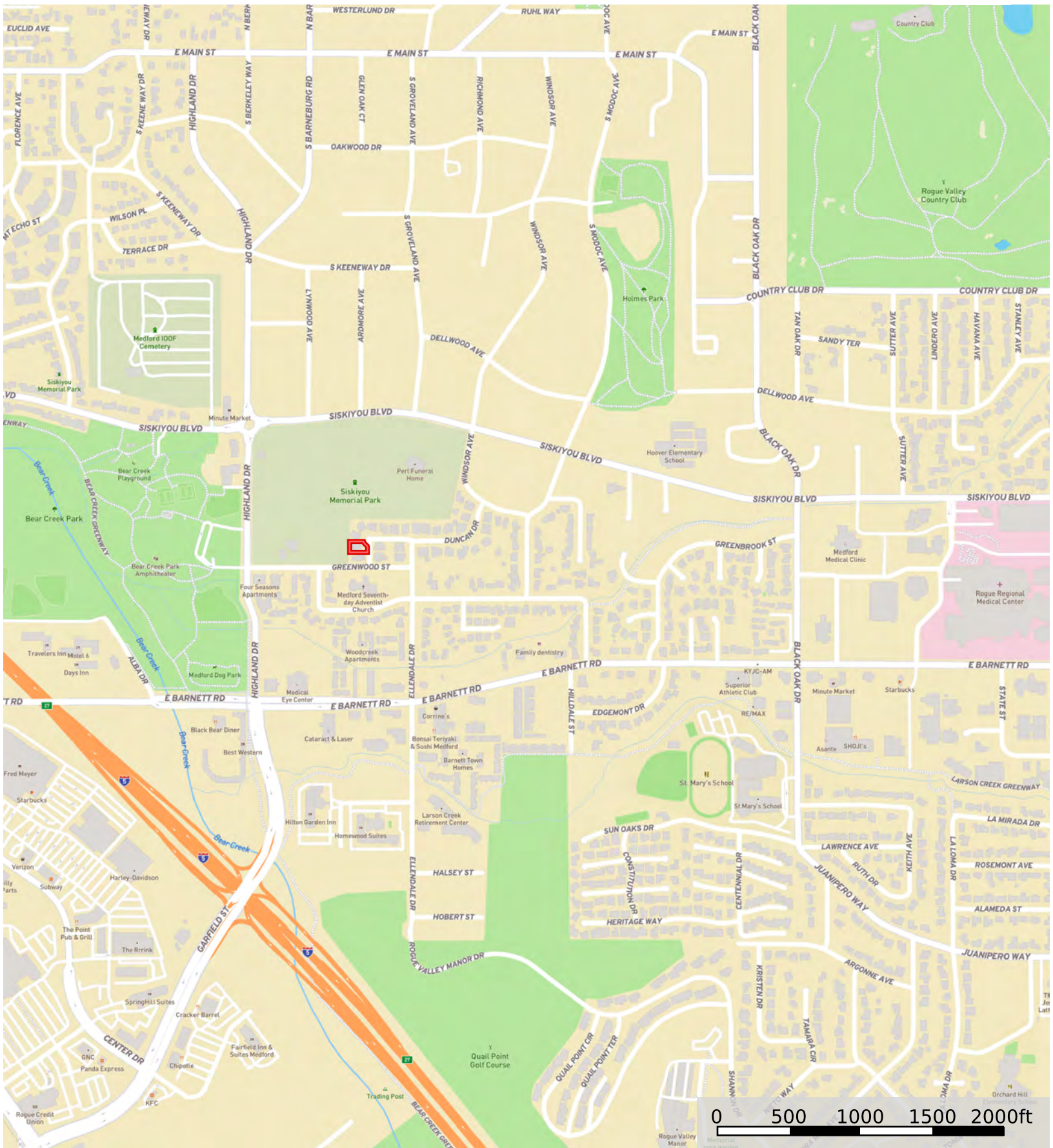
-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government

736 Williams Ct Oregon, AC +/-



 Boundary

736 Williams Ct Oregon, AC +/-



 Boundary

Seller's Disclosures



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504

2 _____ (the "Property")

INSTRUCTIONS TO THE SELLER

3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
 4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of
 5 this disclosure statement and each attachment.

6 Each seller of residential property described in ORS 105.488 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
 7 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
 11 seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**
 13 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2
 14 of this form completely.

- 15 *Initial only the exclusion you wish to claim.*
- 16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
 17 _____, issued by _____.
- 18 _____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.
- 19 _____ Seller is a court appointed (*select only one*) receiver, personal representative, trustee, conservator, or guardian.
- 20 _____ This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion:

22 Seller _____ Date/Time _____ ←
 23 Print _____

24 Seller _____ Date/Time _____ ←
 25 Print _____

26 Seller _____ Date/Time _____ ←
 27 Print _____

28 Seller _____ Date/Time _____ ←
 29 Print _____

30 Signature(s) of Buyer(s) to acknowledge Seller's claim:

31 Buyer _____ Date/Time _____ ←
 32 Print _____

33 Buyer _____ Date/Time _____ ←
 34 Print _____

35 Buyer _____ Date/Time _____ ←
 36 Print _____

37 Buyer _____ Date/Time _____ ←
 38 Print _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
40 (the "Property")

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

41 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
42 (NOT A WARRANTY) (ORS 105.460)

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 736 Williams Ct, Medford, OR 97504 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

50 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
51 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
52 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
53 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

54 Seller (select one) [] is [x] is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
56 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 *If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? [x] Yes [] No [] Unknown
61 B. *Is title to the Property subject to any of the following? [] Yes* [x] No [] Unknown
62 [] First right of refusal [] Option [] Lease or rental agreement [] Other listing [] Life estate
63 C. *Is the Property being transferred an unlawfully established unit of land? [] Yes* [x] No [] Unknown
64 D. *Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes? [] Yes* [x] No [] Unknown
66 E. *Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? [] Yes* [x] No [] Unknown
68 F. *Are there any agreements for joint maintenance of an easement or right of way? [] Yes* [x] No [] Unknown
69 G. *Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property? [] Yes* [] No [x] Unknown
71 H. *Are there any pending or existing governmental assessments against the Property? [] Yes* [x] No [] Unknown
72 I. *Are there any zoning violations or nonconforming uses? [] Yes* [x] No [x] Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials [Signature] _____ / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504 (the "Property")

J. Is there a boundary survey for the Property? Yes* No Unknown

K. Are there any covenants, conditions, restrictions or private assessments that affect the Property? Yes* No Unknown

L. Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold? Yes* No Unknown

2. WATER

A. Household water

(1) The source of the water is (select ALL that apply): Public Community Private Other (specify)

(2) Water source information:

a. Does the water source require a water permit? If yes, do you have a permit? Yes* No Unknown N/A

b. Is the water source located on the Property? If not, are there any written agreements for a shared water source? Yes* No Unknown N/A

c. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? Yes* No Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? Flow test Bacteria test Chemical contents test Yes No Unknown N/A

e. Are there any water source plumbing problems or needed repairs? Yes* No Unknown

(3) Are there any water treatment systems for the Property? Leased Owned Yes No Unknown

B. Irrigation

(1) Are there any water rights or other irrigation rights for the Property? Yes No Unknown

(2) If any exist, has the irrigation water been used during the last five-year period? Yes* No Unknown N/A

(3) Is there a water rights certificate or other written evidence available? Yes* No Unknown N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? Yes No Unknown

(2) Has a back flow valve been installed? Yes No Unknown N/A

(3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? Yes No Unknown

B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown

C. Is the Property connected to an on-site septic system? Yes No Unknown

(1) If yes, when was the system installed? Unknown N/A

Buyer Initials

Seller Initials SJW



SELLER'S PROPERTY DISCLOSURE STATEMENT

109 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
110 (the "Property")

- 111 (2) *If yes, was the system installed by permit?
112 (3) *Has the system been repaired or altered?
113 (4) *Has the condition of the system been evaluated and a report issued?
114 (5) Has the septic tank ever been pumped?
115 If yes, when?
116 (6) Does the system have a pump?
117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
118 (8) *Is a service contract for routine maintenance required for the system?
119 (9) Are all components of the system located on the Property?
120 D. *Are there any sewage system problems or needed repairs?
121 E. Does your sewage system require on-site pumping to another level?

122 4. DWELLING INSULATION

- 123 A. Is there insulation in the:
124 (1) Ceiling?
125 (2) Exterior walls?
126 (3) Floors?
127 B. Are there any defective insulated doors or windows?

128 5. DWELLING STRUCTURE

- 129 A. *Has the roof leaked?
130 If yes, has it been repaired?
131 B. Are there any additions, conversions or remodeling?
132 If yes, was a building permit required?
133 If yes, was a building permit obtained?
134 If yes, was final inspection obtained?
135 C. Are there smoke alarms or detectors?
136 D. Are there carbon monoxide alarms?
137 E. Is there a woodstove or fireplace insert included in the sale?
138 *If yes, what is the make?
139 *If yes, was it installed with a permit?
140 *If yes, is a certification label issued by the United States Environmental Protection
141 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?
142 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
143 last three years?

Buyer Initials / / /

Seller Initials SW / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
145 (the "Property")

- 146 G. Are there any moisture problems, areas of water penetration, mildew odors or
147 other moisture conditions (especially in the basement)?
148 If yes, explain on attached sheet the frequency and extent of problem and any insurance
149 claims, repairs or remediation done.
150 H. Is there a sump pump on the Property?
151 I. Are there any materials used in the construction of the structure that are or have been
152 the subject of a recall, class action suit, settlement or litigation?
153 If yes, what are the materials?
154 (1) Are there problems with the materials?
155 (2) Are the materials covered by a warranty?
156 (3) Have the materials been inspected?
157 (4) Have there ever been claims filed for these materials by you or by previous owners?
158 If yes, when?
159 (5) Was money received?
160 (6) Were any of the materials repaired or replaced?

161 6. DWELLING SYSTEMS AND FIXTURES

162 If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

- 163 A. Electrical system, including wiring, switches, outlets and service
164 B. Plumbing system, including pipes, faucets, fixtures and toilets
165 C. Water heater tank
166 D. Garbage disposal
167 E. Built-in range and oven
168 F. Built-in dishwasher
169 G. Sump pump
170 H. Heating and cooling systems
171 (1) Heating systems
172 (2) Cooling systems
173 I. Security system
174 J. Are there any materials or products used in the systems and fixtures that are or have
175 been the subject of a recall, class action suit settlement or litigation?
176 If yes, what product?
177 (1) Are there problems with the product?
178 (2) Is the product covered by a warranty?
179 (3) Has the product been inspected?

Buyer Initials

Seller Initials SW



SELLER'S PROPERTY DISCLOSURE STATEMENT

180 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
181 (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners?
183 If yes, when?
184 (5) Was money received?
185 (6) Were any of the materials or products repaired or replaced?

186 7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity?
188 Name of Association or Other Governing Entity:
189 Contact Person:
190 Address:
191 Phone Number:
192 B. Regular periodic assessments: \$ per
193 C. Are there any pending or proposed special assessments?
194 D. Are there shared "common areas" or joint maintenance agreements for facilities
195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
196 undivided interest with others?
197 E. Is the Home Owners' Association or other governing entity a party to pending
198 litigation or subject to an unsatisfied judgment?
199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
200 violation of other bylaws or governing rules, whether recorded or not?

201 8. SEISMIC

- 202 A. Was the house constructed before 1974?
203 If yes, has the house been bolted to its foundation?

204 9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
206 or in the immediate area?
207 B. Does the Property contain fill?
208 C. Is there any material damage to the Property or any of the structure(s) from fire,
209 wind, floods, beach movements, earthquake, expansive soils or landslides?
210 D. Is the Property in a designated floodplain?
211 Note: Flood insurance may be required for homes in a floodplain.
212 E. Is the Property in a designated slide or other geologic hazard zone?
213 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde,
214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
215 soil or water?
216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
217 etc.) on the Property?

Buyer Initials

Seller Initials [Signature]



SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
219 (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221 *if yes, was a Certificate of Fitness issued?

222 10. FULL DISCLOSURE BY SELLER(S)

223 A. *Are there any other material defects affecting this Property or its value that a
224 prospective buyer should know about?
225 *if yes, describe the defect on attached sheet and explain the frequency and extent
226 of the problem and any insurance claims, repairs or remediation.

VERIFICATION

227 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy
228 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero)

231 Seller [Signature] Date/Time April 30, 2024
232 Print The James and Sandra Wester Revocable Trust
233 Seller Date/Time
234 Print
235 Seller Date/Time
236 Print
237 Seller Date/Time
238 Print

II. BUYER'S ACKNOWLEDGMENT

239 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
242 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
243 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

246 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
247 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials / / /



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
 254 _____ (the "Property")

255 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

256 Buyer _____ Date/Time _____ ←
 257 Print _____
 258 Buyer _____ Date/Time _____ ←
 259 Print _____
 260 Buyer _____ Date/Time _____ ←
 261 Print _____
 262 Buyer _____ Date/Time _____ ←
 263 Print _____

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:
 265 Real Estate Agent _____ ← Real Estate Firm (identify) _____
 266 Date received by Agent _____

Seller Initials SW / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 736 Williams Ct, Medford, OR 97504
 2 _____ (the "Property")

3 Responses marked "Yes" on items with an * require a written explanation. See below.

4 Question # 223
 5 Details: Electrical for Shed done by Electrician but no permit.
 6 _____
 7 _____
 8 _____

9 Attachment Identified as: _____

10 Question # 76
 11 Details: * See attached
 12 _____
 13 _____
 14 _____

15 Attachment Identified as: _____

16 Question # 142
 17 Details: pre inspection by Travis @ Royce Inspections
 18 * See attached
 19 _____
 20 _____

21 Attachment Identified as: _____

22 Question # _____
 23 Details: _____
 24 _____
 25 _____
 26 _____

27 Attachment Identified as: _____

28 Question # _____
 29 Details: _____
 30 _____
 31 _____
 32 _____

33 Attachment Identified as: _____

34 Seller *Sandra Wester TEE* Date/Time April 30, 2026 ←
 35 Print The James and Sandra Wester Revocable Trust

36 Seller _____ Date/Time _____ ←
 37 Print _____

38 Seller _____ Date/Time _____ ←
 39 Print _____

40 Seller _____ Date/Time _____ ←
 41 Print _____

Buyer Initials _____ / _____ / _____ / _____

CC&Rs



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

DECLARATION OF CONDITIONS AND RESTRICTIVE COVENANTS

WINDSOR ESTATES

CITY OF MEDFORD, JACKSON COUNTY, OREGON

The undersigned, being the owners ("Declarant") and parties in interest of all the real property known as WINDSOR ESTATES in the City of Medford, Jackson County, Oregon, do hereby make the following declaration of conditions and restrictions covering all of the said real property within WINDSOR ESTATES as the same appears on the map and plat thereof recorded in Volume ___ at page ___ of the Records of Town Plats of Jackson County, Oregon, specifying that this declaration shall constitute covenants to run with all of the land and shall be binding upon all persons claiming under them and that these conditions and restrictions shall be for the benefit of and the limitations of the undersigned, their heirs, successors and assigns, and all future owners of said real property or any portion thereof, and the same are hereby made a part of all conveyances of real property within the said subdivision as follows:

1. LAND USE AND BUILDING TYPES: The use of these lots shall be restricted to one dwelling for a single family for residential purposes, except as hereinafter set out. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and accessory buildings consisting of the private garage and such other outbuildings as are incidental to the residential use of the lot.

2. DWELLING SIZE AND QUALITY: The floor area of the dwelling house, exclusive of garages and open porches shall not be less than 2,200 square feet. Two story houses will be permitted on all lots, excluding lots #17, #18, #19, #20, on which only one story houses may be constructed. No asbestos or tarpaper siding shall be used on the exterior; all roofs shall be of Elk, black, 40-year architectural grade composition material, unless otherwise approved in writing by the Architectural Control Committee.

3. DWELLING LOCATION: All buildings shall be located upon such lots in conformity with the requirements of the city codes and ordinances of the City of Medford, Jackson County, Oregon, in effect upon the date of recording these covenants.

4. EASEMENTS: Easements for the installations and maintenance of utilities and drainage are reserved as shown on the recorded plat. At the time of the initial constructions and installation of all public utility lines, the party installing the same shall bear the entire cost of constructing and installing such public utility lines and thereafter any maintenance work or further installation of such lines.

5. NUISANCES: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Trash, garbage, or other waste material shall not be kept except in sanitary containers pending collection and removal. All incinerators or other equipment for the temporary storage or disposal of such materials shall be kept in a clean and sanitary condition. No animals, livestock, or poultry of any kind shall be raised, kept, or bred on any lot except that cats, dogs, and other pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose or in unreasonable numbers.

6. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

7. DAY CARE CENTERS: Under no circumstances shall any residence on any lot in this subdivision be utilized as a day care facility.

8. OCCUPANCY AND COMPLETION TIME: No dwelling shall be occupied permanently or temporarily prior to 100% completion. All buildings shall be completed within one (1) year from start of construction. Each lot shall have street trees planted at the rate of two trees per lot frontage. Corner lots will require four street trees, one per frontage. All trees shall be required size and planted in accordance with City of Medford Parks Department specifications.

9. SIDEWALKS: Purchasers are required within 30 days after completion of dwelling to construct sidewalks along the front lot line in conformity with standards set forth by the Medford City Engineer, or 1 year which ever comes first.

10. VEHICLE STORAGE: Parking of boats, trailers, motorcycles, trucks, campers, recreational vehicles, and like equipment shall not be allowed on any of any lot nor on public ways adjacent thereto excepting only within the confined of an enclosed garage, storage port, or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any dwelling or garage.

11. ARCHITECTURAL REVIEW: The plans, specifications, plot plan, exterior colors, Landscaping, and fence for the first residential dwelling and garage to be constructed upon each lot in said subdivision shall be approved before construction may commence. Approval shall be obtained by application of the owner to the Architectural Control Committee at 3501 Cherry Lane, Medford, Oregon 97504, primarily as to conformity and harmony of external design with existing structures. Architectural Control Committee shall, within fifteen days of the application for approval, either approve or disapprove such plans for specifications, and failure on part of the Declarant or Committee to act within said period of fifteen days shall be deemed and approval thereof. The Architectural Control Committee shall consist of Steven C. DeCarlow, Dan Mahar or their assigns.

12. POLES AND OVERHEAD WIRES: No poles shall be permitted within the subdivision except for poles that are installed by the City of Medford as street light standards. No overhead wires shall be erected or used for any purpose. No outside radio and television antennas will be allowed. (This paragraph shall not apply to power poles or lines already existing at the time of this declaration, or the right of the power utility to maintain or reconstruct same, nor shall this provision prohibit the exercise of rights under pre-existing easements or agreements).

13. FENCES AND HEDGES: Planting or site obscuring fences shall not exceed three feet in height in the front yard or on the side lot lines forward of the front building line with the greatest setback on a lot or adjoining residential lot. The maximum height of a site-obscuring fence located on the remainder of the lot shall not exceed six feet in height. All fences shall be well constructed, good neighbor, shadow box fences, stained and shall not detract from the appearance of the dwelling located upon the lot or building site or be offensive to the owners and occupants thereof or detract from the appearance of the dwelling located on the adjacent lots.

14. SWIMMING POOLS: No swimming pool shall be constructed in any front yard of a lot in said subdivision unless it is screened from ordinary view of the adjoining lots of the street. No inflated plastic enclosures of any kind may be constructed or installed without first having obtained the written approval of the declarant or his appointee(s).

15. MANUFACTURED HOUSING: manufactured housing or factory built homes shall not be allowed within the subdivision.

16. TERMS: These covenants, restrictions, conditions, exception, and reservations shall run with the land henceforth and shall be binding upon the grantees, their heirs, successors, and assigns, and all persons claiming under any of them, excepting that these covenants may be changed, in whole or in part, at any time, provided in instrument sign by 75% of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT: These covenants, restrictions, conditions, exception, and reservations shall operate for the benefit of, and may be enforced by the grantor, his successors and assigns, and also the owner or owners of said subdivision. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any of these covenants, restrictions, conditions, exception, and reservations, either to restrain violation or to recover damages for their violation, or both.

18. SEVERABILITY: The invalidation of any of said covenants, restrictions, conditions, exception, and reservations shall in no way effect any of the other provisions, all of which shall remain in full force and effect.

19. These covenants and restrictions shall run with the land and shall be binding on all parties until December 31, 2008, at which time the covenants shall automatically extend for successive period of ten (10) years unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing o change these covenants in whole or in part.

20. The foregoing restrictions shall bind and insure to the benefit of, and be enforceable by suit in equity or in action at law for damages by the owners or owners of the above described lands, and each of their legal representatives, heirs, successors, or assigns and failure either by the owners above named or their legal representatives, heirs, successors, or assigns to enforce any of such conditions or restrictions shall in no event be deemed a waiver of the right to do so thereafter.

21. In the event suit or action is instituted by any person to enforce any of the rights or remedies created or evidenced by this agreement, the prevailing party, as the case maybe, in said suit or action and on any appeal therefrom shall, in addition to any other relief had in said proceedings, be entitled to recover his or its reasonable attorneys fees to be fixed by the court, including attorneys fees on appeal.

22. Invalidation of any of these covenants shall in nowise affect any of the other provisions, which shall remain in full force and effect.

Dated this day of July 15, 2004

Steven DeCarlow

Vesta Enterprises, Inc.

By: Steven DeCarlow, President

Louis Mahar II

Mahar Brother Construction, LLC.

By: Louis Mahar II, Member

Lou Mahar

PacTrend, Inc.

By: Lou Mahar, President

STATE OF OREGON

County of Jackson

The foregoing instrument was acknowledged before me on this 15 day of July, 2004, by Steven DeCarlow, known to me as the person who executed the within instrument on behalf of Vesta Enterprises, Inc., as his voluntary act and deed.



Logan Miles
Notary

STATE OF OREGON

County of Jackson

The foregoing instrument was acknowledged before me on this 15 day of July, 2004, by Lou Mahar, known to me as the person who executed the within instrument on behalf of PacTrend, Inc., as his voluntary act and deed.



Logan Miles
Notary

STATE OF OREGON

County of Jackson

The foregoing instrument was acknowledged before me on this 15 day of July, 2004, by Louis Mahar II, known to me as the person who executed the within instrument on behalf of Mahar Brothers Construction, LLC., as his voluntary act and deed.



Logan Miles
Notary

Appraisal

INVOICE

FROM:

Washburn Appraisals, Inc.
 PO Box 2365
 Grants Pass, OR 97528-0207

Telephone Number: (541) 471-0228 Fax Number:

INVOICE NUMBER

DATE

04/25/2026

REFERENCE

Internal Order #:
 Lender Case #:
 Client File #:
 Main File # on form:
 Other File # on form:
 Federal Tax ID: 26-3267030
 Employer ID:

TO:

Sandi Wester
 736 Williams Ct
 Medford, OR 97504

Telephone Number: 541-659-8901 Fax Number:
 Alternate Number: E-Mail: Sandimom4@hotmail.com

DESCRIPTION

Lender: N/A Client: Sandi Wester
 Purchaser/Borrower: N/A
 Property Address: 736 Williams Ct
 City: Medford
 County: Jackson State: OR Zip: 97504
 Legal Description: Lot Fifteen (15) Windsor Estates in the City of Medford, Jackson County, Oregon.

FEES

AMOUNT

Full appraisal report.	700.00
SUBTOTAL	700.00

PAYMENTS

AMOUNT

Check #: 532 Date: 4/17/2026 Description: Paid	700.00
Check #:	
Check #:	
SUBTOTAL	700.00
TOTAL DUE	\$ 0.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

736 Williams Ct
Medford, OR 97504
Lot Fifteen (15) Windsor Estates in the City of Medford, Jackson County, Oregon.

FOR

Sandi Wester

OPINION OF VALUE

644,000

AS OF

03/25/2026

BY

Debra M. Washburn
Washburn Appraisals, Inc.
P.O. Box 2365
Grants Pass, OR 97528
(541) 471-0228
Debbie@WashburnAppraisals.net

RESIDENTIAL APPRAISAL REPORT

File No.:

SUBJECT	Property Address: 736 Williams Ct	City: Medford	State: OR	Zip Code: 97504
	County: Jackson	Legal Description: Lot Fifteen (15) Windsor Estates in the City of Medford, Jackson County, Oregon.		
	Tax Year: 2025	R.E. Taxes: \$ 4,815.33	Special Assessments: \$ 0	Borrower (if applicable):
	Current Owner of Record: Wester James & Sandra Rev. Trust	Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month	

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
	Intended Use: Estimate market value as of 03/25/2026, date of death.

MARKET AREA DESCRIPTION	Intended User(s) (by name or type): Client
	Client: Sandi Wester
	Address: 736 Williams Ct, Medford, OR 97504
	Appraiser: Debra M. Washburn
	Address: P.O. Box 2365, Grants Pass, OR 97528

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table border="1"> <tr> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td><input checked="" type="checkbox"/> Owner</td> <td>PRICE \$ (000)</td> <td>AGE (yrs)</td> <td>One-Unit 65 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Tenant</td> <td>210 Low 0</td> <td></td> <td>2-4 Unit 5 %</td> <td><input type="checkbox"/> Likely *</td> <td colspan="2"><input type="checkbox"/> In Process *</td> </tr> <tr> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td>1,517 High 123</td> <td></td> <td>Multi-Unit 5 %</td> <td colspan="3">* To: _____</td> </tr> <tr> <td><input type="checkbox"/> Vacant (>5%)</td> <td>483 Pred 53</td> <td></td> <td>Comm'l 5 %</td> <td colspan="3"></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Other 20 %</td> <td colspan="3"></td> </tr> </table>	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		<input checked="" type="checkbox"/> Owner	PRICE \$ (000)	AGE (yrs)	One-Unit 65 %	<input checked="" type="checkbox"/> Not Likely			<input type="checkbox"/> Tenant	210 Low 0		2-4 Unit 5 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *		<input checked="" type="checkbox"/> Vacant (0-5%)	1,517 High 123		Multi-Unit 5 %	* To: _____			<input type="checkbox"/> Vacant (>5%)	483 Pred 53		Comm'l 5 %							Other 20 %			
	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use																																						
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<input type="checkbox"/> Vacant (>5%)	483 Pred 53		Comm'l 5 %																																										
			Other 20 %																																										
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%																																													
Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow																																													
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining																																													
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply																																													

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject's neighborhood is bounded by E. McAndrews Rd. to the north, N. Foothill Rd./N. Phoenix Rd. to the east, E. Barnett Rd. to the south, and Crater Lake Ave. to the west. The majority of the houses in the neighborhood are single family residences of average to good quality, but also includes 2-4 family, condos, townhouses, and apartments. The age of the houses in the neighborhood range from the early 1900s to 2007. The size of the houses range from approximately 700 square feet to over 6,000 square feet with the typical houses ranging from 1,000 to 3,000 square feet. The lot sizes range from .11 of an acre to over two acres with the majority ranging from .20 to .30 of an acre. The majority of the neighborhood is residential, but also includes an 18 hole golf course, the Rogue Valley Medical Center, five parks, and a cemetery. Located in Medford, the county economic seat, makes for good access to employment, medical facilities, schools, and shopping. The overall condition and appeal for the neighborhood is average to good.

SITE DESCRIPTION	Dimensions: ~86x125x76x97	Site Area: 9,148 sf
	Zoning Classification: SFR-4	Description: Residential/Single Family-4 Dwelling Units Per Ac/6,500sf min for new lot
	Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Have the documents been reviewed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential

SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Slight Slope
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for area
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Roughly rectangular
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential

DESCRIPTION OF THE IMPROVEMENTS	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)				
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 41029C1978F FEMA Map Date 5/3/2011				
	Site Comments: The site is level.				
	General Description	Exterior Description	Foundation	Basement	Heating
	Interior Description	Appliances	Attic	Amenities	Car Storage

DESCRIPTION OF THE IMPROVEMENTS	Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 2,324 Square Feet of Gross Living Area Above Grade
	Additional features: There is a covered porch in the front and covered an uncovered patios in the rear. Attached to the residence is an oversized two car garage with a shop area.
	Describe the condition of the property (including physical, functional and external obsolescence): The subject is judged to be in good condition. There are no apparent repairs or maintenance needed.



RESIDENTIAL APPRAISAL REPORT

File No.:

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): J. County Public Records/SOMLS

1st Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	
2nd Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	736 Williams Ct Medford, OR 97504	526 Windsor Ave Medford, OR 97504		2161 Duncan Dr Medford, OR 97504		724 Williams Ct Medford, OR 97504	
Proximity to Subject		0.16 miles E		0.14 miles E		0.02 miles NE	
Sale Price	\$	\$ 630,000		\$ 725,000		\$ 515,000	
Sale Price/GLA	\$ /sq.ft.	\$ 285.84 /sq.ft.		\$ 281.01 /sq.ft.		\$ 220.65 /sq.ft.	
Data Source(s)	Inspection	SOMLS #220199237;DOM 81		SOMLS #220212823;DOM 28		SOMLS #220199679;DOM 97	
Verification Source(s)	Public records	Doc. #2025-019067/Listing agent		Doc. #2026-003094/Listing agent		Doc. #2025-018507/Listing agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	N/A	ArmLth Cash;0		ArmLth Conv;14671	-14,671	ArmLth Conv;0	
Date of Sale/Time	N/A	s09/25;c08/25	+8,820	s02/26;c01/26	0	s08/25;c08/25	+7,210
Rights Appraised	Fee simple	Fee simple		Fee simple		Fee simple	
Location	Residential	Residential		Residential		Residential	
Site	9,148 sf	8,712 sf	0	11,326 sf	-2,614	8,276 sf	0
View	Residential	Residential		Residential		Residential	
Design (Style)	1 story Craftsman	1 story Craftsman		1 story Craftsman		2 story Craftsman	0
Quality of Construction	Very Good	Good	+40,000	Very Good		Good	+60,000
Age	22	21	0	22		21	0
Condition	Good	Good		Good		Average/good	+60,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 2.0	7 3 2.0		6 3 2.0	0	7 3 2.1	-6,000
Gross Living Area	2,324 sq.ft.	2,204 sq.ft.		2,580 sq.ft.	-30,720	2,334 sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HP	HP		HP		HP	
Energy Efficient Items	None	~6500w solar	-7,000	None		None	
Garage/Carport	2 car garage	2 car garage		2 car garage		2 car garage	
Porch/Patio/Deck	2 c pats/Patio	C porch/C patio	+4,000	Cprch/Cpat/Pat	0	C prch/Cpat/Patio	0
FP/WS	FP	Outdoor FP	0	FP		FP	
Outbuildings	130sf shop area	437sf shop area	-3,070	633 sf shop	-30,350	284sf shop area	-1,540
Outbuildings/Other	Shed	Outdoor kitchen	-4,500	240sf shop area	-1,900	None	+500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 38,250	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -80,255	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 120,170
Adjusted Sale Price of Comparables		Net 6.1 % Gross 10.7 %	\$ 668,250	Net 11.1 % Gross 11.1 %	\$ 644,745	Net 23.3 % Gross 26.3 %	\$ 635,170

Summary of Sales Comparison Approach See attached supplemental addendum.

Indicated Value by Sales Comparison Approach \$ 644,000



Supplemental Addendum

File No.

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				

Predominant Value: The subject's final value is higher than the neighborhood predominant value. This is due to the quality and condition of the dwelling. This does not affect the marketability of the subject property.

Highest and Best Use Analysis: According to the zoning and lot size of the subject, it's only legal use is as a single family residence. The terrain, lot size, and access also make it physically possible for residential use. Considering that the surrounding area has been developed as residential use, it is financially feasible for the subject site to be used for residential use as well. Passing all four "tests" of the Highest and Best Use analysis indicates the maximally productive use of the site is residential.

Present Land Use: The 20% for "other" in the neighborhood land use description includes a golf course, five parks, and a cemetery.

Summary of Sales Comparison Approach: All sales utilized are considered to be reliable indicators of current market values. Design, amenities and buyer taste are evidence of the comparable sale value range. Lot sizes are adjusted at \$1.20 per square foot when differences exceed \$1,000. No adjustments are made for age, as "condition" of properties have more impact on value than that of actual age. No adjustments are needed for differences in bedroom count. Adjustments of \$12,000 are given for differences of a full bath. Square footage is adjusted at \$120 per square foot when differences exceed 100 square feet. The outbuildings are adjusted for differences in square footage, quality and condition. It is noted that some comps have excessive adjustments for either line items, or net and/or gross adjustments. This is due to the lack of similar comparables and does not affect the marketability of the subject property.

Comparables Summary & Estimated Indicated Value:

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	630,000	6.1	10.7	668,250	29.03
Comp #2:	725,000	11.1	11.1	644,745	28.86
Comp #3:	515,000	26.3	26.3	635,170	22.75
Comp #4:	500,000	25.2	234.7	626,044	19.36

Estimated indicated value of the subject: 644,000

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

Based on the opinion of market value, the appraiser's opinion of reasonable market exposure time is estimated at: 30 to 90 days.

All comparable sales used were verified with the agent listed under "verification source" for seller paid closing costs. All other information was verified with public records.

The utilities were on at the time of the inspection.

AIR Certification: No employee, director, officer, owner, agent of the buyer/seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the owner, buyer/seller, has influenced or attempted to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the inspection and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

Scope of Work:

A full appraisal inspection was completed of the dwelling, barn and only six acres. The additional tax lots are not included in this appraisal.

I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness or structural integrity of the property.

I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

I researched, verified, analyzed and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

I researched, verified, analyzed and reported on the prior sales of the comparable sales for a minimum of one year prior to the

Supplemental Addendum

File No.

Owner	Wester James & Sandra Rev. Trust					
Property Address	736 Williams Ct					
City	Medford	County	Jackson	State	OR	Zip Code 97504
Client	Sandi Wester					

date of sale of the comparable sale, unless otherwise indicated in this report.

I selected and used comparable sales that are locationally, physically and functionally the most similar to the subject property.

I have not used comparable sales that were the result of combining a land sale with a contract purchase of a home that has been built or will be built on the land.

I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

I have knowledge and experience in appraising this type of property in this market area.

I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

I obtained the information, estimates and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

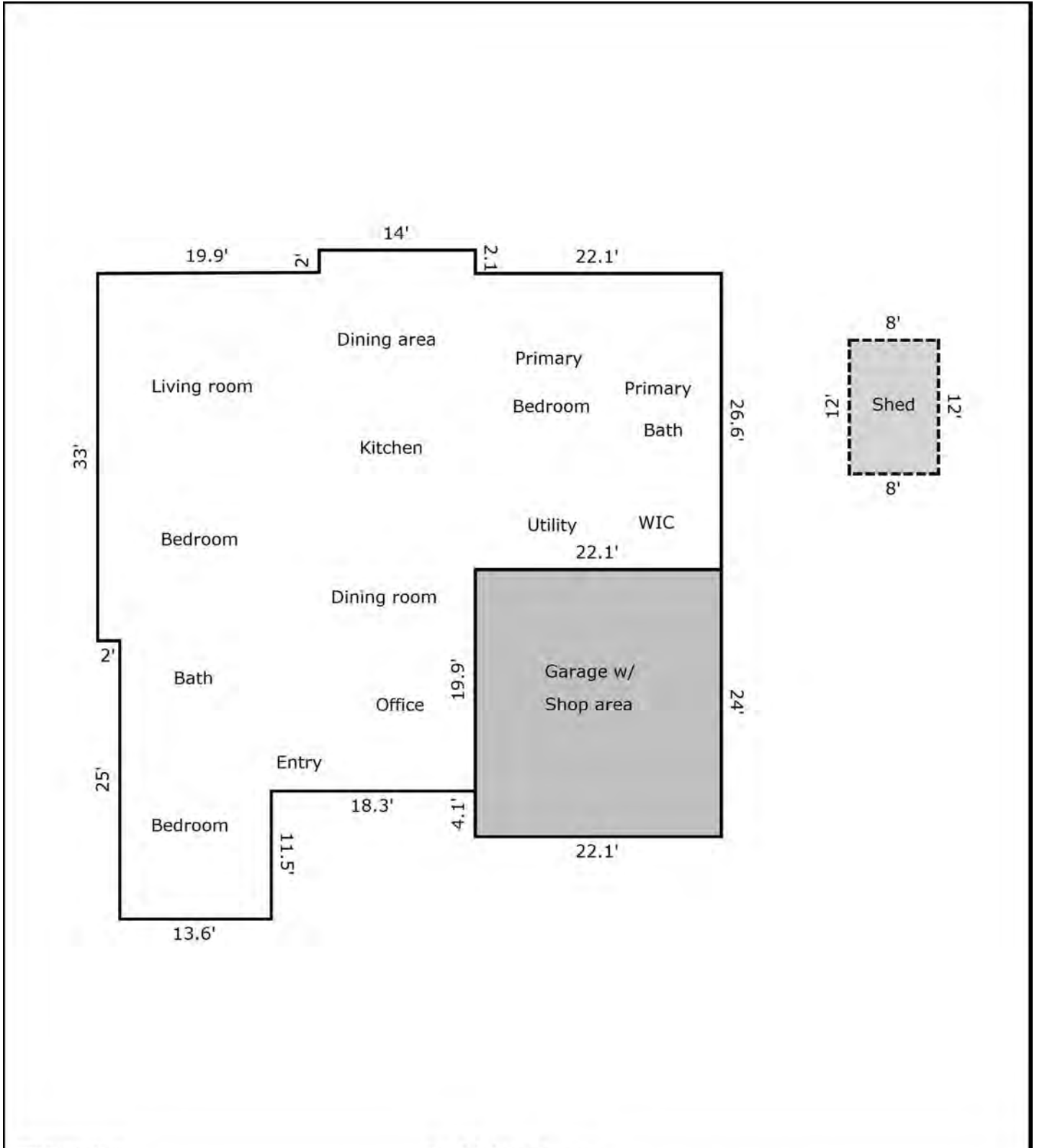
My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that factors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Building Sketch

Owner	Wester James & Sandra Rev. Trust			
Property Address	736 Williams Ct			
City	Medford	County	Jackson	State OR Zip Code 97504
Client	Sandi Wester			



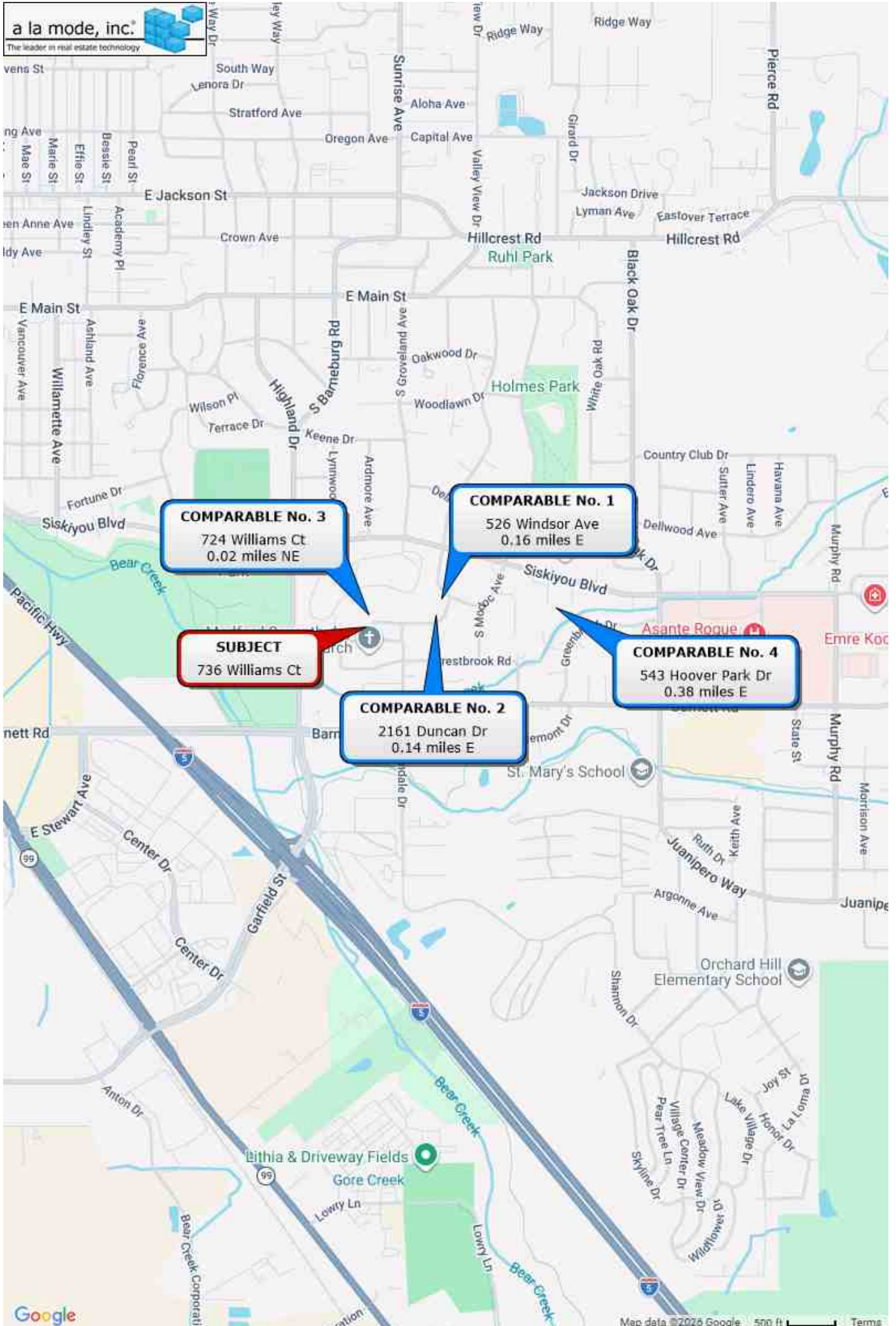
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2324 Sq ft	26.6×22.1	= 587.86
		13.6×11.5	= 156.4
		31.9×13.5	= 430.65
		33.9×33	= 1118.7
		2.1×14	= 29.4
		$0.5 \times 0.1 \times 19.9$	= 1
Total Living Area (Rounded):	2324 Sq ft		
Non-living Area			
2 Car Garage w/Shop area	530.4 Sq ft	22.1×24	= 530.4
Shed	96 Sq ft	8×12	= 96

Location Map

Owner	Wester James & Sandra Rev. Trust		
Property Address	736 Williams Ct		
City	Medford	County	Jackson
		State	OR
		Zip Code	97504
Client	Sandi Wester		



Federal Housing Finance Agency Home Price Index

Owner	Wester James & Sandra Rev. Trust								
Property Address	736 Williams Ct								
City	Medford	County	Jackson	State	OR	Zip Code	97504		
Client	Sandi Wester								

Monthly Price Change Estimates for U.S. and Census Divisions

Purchase-Only FHFA HPI* (Seasonally Adjusted, Nominal)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
1-Month Change:										
Dec 25 - Jan 26	0.1%	0.2%	0.5%	0.4%	-0.7%	-0.1%	1.7%	0.5%	0.3%	-0.4%
Nov 25 - Dec 25	0.3%	-0.1%	0.7%	0.3%	-0.4%	0.8%	-0.2%	0.3%	0.8%	0.3%
<i>(Previous Estimate)</i>	<i>0.1%</i>	<i>0.0%</i>	<i>0.4%</i>	<i>0.3%</i>	<i>-1.0%</i>	<i>0.5%</i>	<i>-0.1%</i>	<i>0.1%</i>	<i>1.1%</i>	<i>0.2%</i>
Oct 25 - Nov 25	0.6%	0.9%	0.5%	0.7%	1.0%	0.4%	0.8%	0.6%	0.0%	0.6%
<i>(Previous Estimate)</i>	<i>0.7%</i>	<i>0.8%</i>	<i>0.8%</i>	<i>0.6%</i>	<i>1.2%</i>	<i>0.6%</i>	<i>0.8%</i>	<i>0.4%</i>	<i>-0.1%</i>	<i>0.7%</i>
Sep 25 - Oct 25	0.4%	0.1%	0.3%	0.4%	1.4%	0.4%	-0.5%	0.8%	0.4%	0.3%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>0.0%</i>	<i>0.3%</i>	<i>0.4%</i>	<i>1.3%</i>	<i>0.4%</i>	<i>-0.4%</i>	<i>0.7%</i>	<i>0.3%</i>	<i>0.4%</i>
Aug 25 - Sep 25	-0.1%	0.3%	-0.7%	0.6%	-1.4%	0.6%	0.7%	-0.4%	0.1%	-0.3%
<i>(Previous Estimate)</i>	<i>-0.1%</i>	<i>0.3%</i>	<i>-0.6%</i>	<i>0.6%</i>	<i>-1.4%</i>	<i>0.6%</i>	<i>0.6%</i>	<i>-0.4%</i>	<i>0.1%</i>	<i>-0.3%</i>
Jul 25 - Aug 25	0.5%	-0.7%	0.5%	0.3%	0.0%	0.8%	0.6%	0.7%	1.6%	0.6%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>-0.7%</i>	<i>0.6%</i>	<i>0.3%</i>	<i>0.0%</i>	<i>0.8%</i>	<i>0.6%</i>	<i>0.7%</i>	<i>1.4%</i>	<i>0.5%</i>
12-Month Change:										
Jan 25 - Jan 26	1.6%	-0.5%	0.1%	3.8%	-0.8%	4.4%	3.5%	3.4%	4.3%	0.0%

Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

Purchase-Only FHFA HPI* (Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
January-26	441.0	469.5	612.1	427.4	422.8	378.6	420.9	448.9	410.5	464.4
December-25	440.7	468.6	609.1	425.7	425.9	378.8	414.1	446.7	409.1	466.3
November-25	439.4	469.1	605.1	424.5	427.6	376.0	414.8	445.3	405.7	464.7
October-25	436.7	465.0	601.9	421.7	423.2	374.6	411.5	442.5	405.7	461.8
September-25	434.9	464.4	599.8	420.2	417.5	373.0	413.5	439.0	404.1	460.4
August-25	435.2	462.9	603.8	417.7	423.4	370.6	410.7	440.7	403.9	461.9
July-25	433.2	466.1	600.6	416.3	423.4	367.6	408.1	437.6	397.7	459.1
June-25	433.3	465.0	600.7	416.2	423.2	366.2	409.9	437.0	401.4	459.4
May-25	433.7	465.7	603.9	413.9	422.8	365.7	412.4	439.8	397.4	462.1
April-25	433.4	466.4	599.2	412.9	422.0	365.9	411.4	434.8	400.5	462.5
March-25	434.6	467.8	605.5	412.4	425.9	364.5	408.6	438.0	396.9	466.6
February-25	434.3	471.0	608.2	412.8	426.0	364.9	404.5	438.3	394.3	464.6
January-25	433.9	472.0	611.4	412.0	426.1	362.7	406.6	434.0	393.7	464.3
December-24	432.5	470.3	612.3	409.9	422.8	359.4	405.7	432.8	391.1	466.0
November-24	430.4	468.5	604.4	409.7	422.5	358.1	403.1	430.0	387.6	463.9
October-24	428.7	464.7	600.1	406.6	423.7	357.1	405.9	426.4	385.4	461.4
September-24	426.8	466.7	604.3	405.9	419.7	353.6	402.9	425.1	383.3	458.1
August-24	424.1	465.2	595.9	403.5	418.8	352.5	400.8	419.6	378.8	454.9

Source: FHFA

Market Condition Adjustments

Owner	Wester James & Sandra Rev. Trust		
Property Address	736 Williams Ct		
City	Medford	County	Jackson
		State	OR
		Zip Code	97504
Client	Sandi Wester		

FHFA HPI for Pacific	HPI	% of Adjustment
January 2026	469.5	0
December 2025	468.6	0.2%
November 2025	469.1	0%
October 2025	465.0	1%
September 2025	464.4	1.1%
August 2025	462.9	1.4%
July 2025	466.1	.7%
June 2025	465.0	1%
May 2025	465.7	.8%
April 2025	466.4	.7%
March 2025	467.8	.4%
February 2025	471.0	-.3%
January 2025	472.0	-.5%
December 2024	470.3	-.2%
November 2024	468.5	2%
October 2024	464.7	1%
September 2024	466.7	.6%
August 2024	465.2	.9%

Subject Photo Page

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				



Subject Front

736 Williams Ct
Sales Price
Gross Living Area 2,324
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Residential
View Residential
Site 9,148 sf
Quality Very Good
Age 22



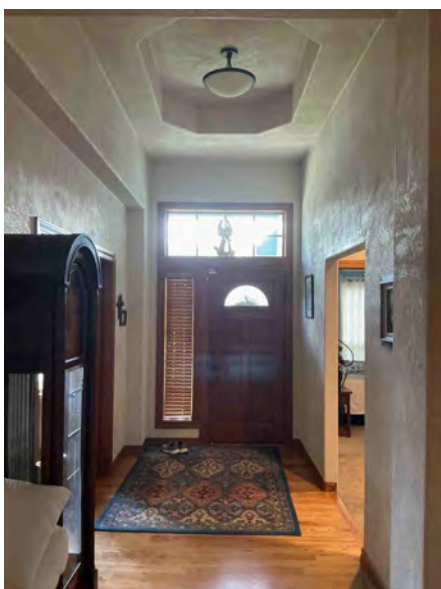
Subject Rear



Subject Street

Photograph Addendum

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				



Entry



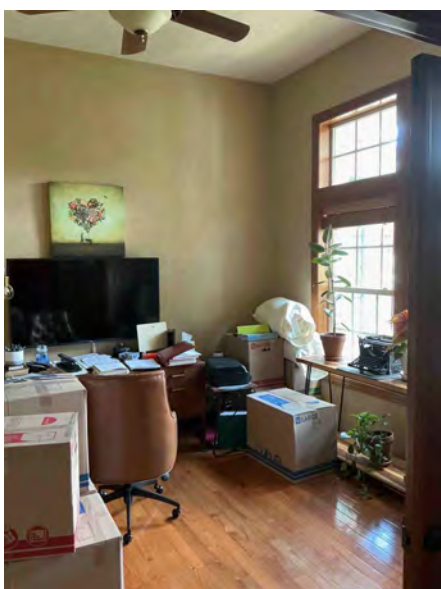
Living room



Kitchen/Dining area



Dining room



Office



Bedroom

Photograph Addendum

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				



Bedroom



Common bath



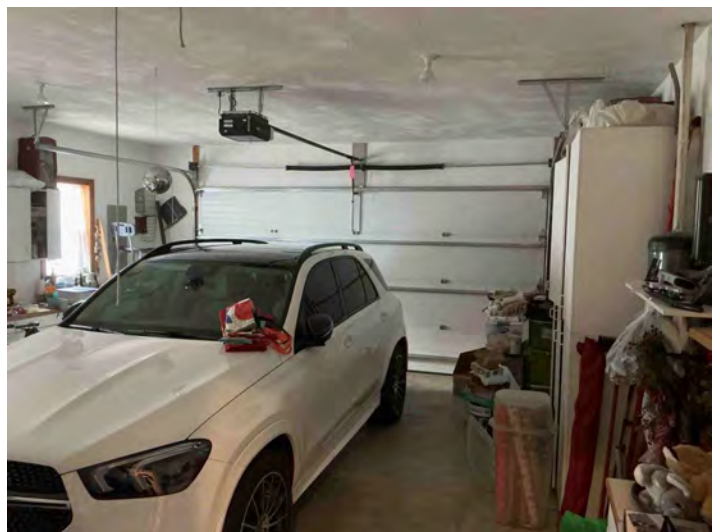
Primary bedroom



Primary bath



Utility room



Garage interior

Photograph Addendum

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				



Water heater



Rear patios



Shed

SOMLS Photograph Addendum

Owner	Wester James & Sandra Rev. Trust				
Property Address	736 Williams Ct				
City	Medford	County	Jackson	State	OR Zip Code 97504
Client	Sandi Wester				



Comp #1



Comp #2



Comp #3



Comp #4

Home Inspection Notes

SELLER NOTES THE HOME INSPECTION REPORT

736 Williams Court

May 6, 2026

3.1.1 EXTERIOR - Masonry: Masonry - Loose

Hired a handyman to add grout to secure loose masonry on the front right of the garage.

4.1.1 ROOF - Asphalt Shingles: Ridge Cap - Damaged

4.2.1 ROOF - Flashings & Penetrations: Flashing - Lifted

4.2.2 ROOF - Flashings & Penetrations: Vent Boot - Cracked/Damaged

Hired North Point Roofing & Exteriors to install new ridge cap across entire roof, install roof to wall, install pipe flashing boots, and apply sealant. Expected to be completed by May 15, 2026.

7.3.1 HVAC - Thermostat & Filters: Filter - Dirty

Cleaned the cover and replaced the filter.

8.2.1 ELECTRICAL - Electrical Panels: Panel - Bushing Missing

Hired Purdy Electric to assess the situation then install reducer washers as a remedy to enclose the hole and add a proper connector.

9.8.1 PLUMBING - Sinks & Components: Sink Faucet - Dripping

Hired a handyman to replace both faucets in the primary bathroom.

Home Inspection



ROGUE INSPECTION SERVICES

5415077674

fastreply@rogueinspection.com

<http://www.rogueinspection.com>



INSPECTION REPORT

736 Williams Ct
Medford, OR 97504

Sandi Wester

04/13/2026



Inspector

Travis Hand

OCHI #2150

5415077674

travis@rogueinspection.com



Agent

Shannon Wester

(541) 787-1883

shannon@martinoutdoorproperties.com

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THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Oregon Standards of Practice for Home Inspectors. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available upon request.

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Rogue Inspection Services, LLC is expressed or implied. This report does not include inspection for mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Rogue Inspection Services, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see

areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

What really matters in a home inspection:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.



MINOR



MODERATE

- ⊖ 3.1.1 EXTERIOR - Masonry: Masonry - Loose
- ⊖ 4.1.1 ROOF - Asphalt Shingles: Ridge Cap - Damaged
- ⊖ 4.1.2 ROOF - Asphalt Shingles: Shingle - Granule Loss (Moderate)
- 🔧 4.2.1 ROOF - Flashings & Penetrations: Flashing - Lifted
- ⊖ 4.2.2 ROOF - Flashings & Penetrations: Vent Boot - Cracked/Damaged
- 🔧 5.2.1 STRUCTURE - Crawlspace: Vapor Retarder - Displaced
- 🔧 5.3.1 STRUCTURE - Foundation: Foundation - Cracks (Minor)
- ⊖ 5.3.2 STRUCTURE - Foundation: Foundation - Spalling
- 🔧 7.1.1 HVAC - Forced Air Furnaces: Furnace - End Of Life Expectancy
- 🔧 7.2.1 HVAC - Air Conditioning: Air Conditioner - End Of Estimated Life Expectancy
- ⊖ 7.2.2 HVAC - Air Conditioning: Coolant - R-22
- 🔧 7.3.1 HVAC - Thermostat & Filters: Filter - Dirty
- ⊖ 8.2.1 ELECTRICAL - Electrical Panels: Panel - Bushing Missing
- 🔧 9.8.1 PLUMBING - Sinks & Components: Sink Faucet - Dripping
- ⊖ 10.6.1 INTERIOR - Fire Separation: Attic - Pull Down Stairs Combustible
- 🔧 12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Evidence of Prior Rodent Activity

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

The following is an overview of general inspection details of the property. Any photos that maybe below, were taken at time of inspection for your reference.

Inspection Type

Pre-Listing

Building Type

Single Family

Structure Faces

East

Orientation

Cover Photo

Occupancy

Occupied, Furnished

Attendance

Inspector, Seller

Utilities

All Utilities On

Weather

Overcast

Temperature

50-60 F

Structures Inspected

Home, Attached Garage

Photos Are Representative

Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo

Limitations

General Information

OCCUPIED HOME

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed.

2: GROUNDS

Information

GROUNDS OVERVIEW

The grounds of a property encompass the exterior land surrounding a home, which plays a critical role in property maintenance, drainage, and overall aesthetic appeal. This area includes landscaping, vegetation, soil conditions, grading, and various exterior features that contribute to the property's functionality and visual character. Understanding the grounds helps homeowners manage potential issues related to water management, plant health, soil stability, and environmental interactions with the home's structural elements.

Lot Type

Level

Soil Conditions

Damp

Driveway Material

Concrete

Walkway Material

Concrete

Patio Material

Concrete

Fence Material

Wood

Deck Material

N/A

Retaining Walls

N/A

Sprinkler System

Yes

Hot Tub

No

Pool

No

Sprinkler System - Not Inspected

There was a sprinkler system observed at the property that was NOT inspected as it was beyond the scope of this inspection. Recommend evaluation by a qualified professional if this is a concern.

3: EXTERIOR

Information

EXTERIOR OVERVIEW

The following information pertains to the exterior of the structure. We inspected all exterior doors and the exterior portions of the windows. We looked for moisture damage/intrusion and inspected for defects and improper installation of siding, trim and roof overhangs in accessible areas from the ground.

Siding

Engineered Wood, Stone Veneer

Soffits

Closed

Windows

Vinyl, Thermal

Exterior Doors

Wood

Window Information

Any deficiencies in the windows in this section primary refer to the exterior portions only. For more details about the windows, see the interior section of this report.

Limitations

Exterior Information

EXTERIOR LIMITATIONS

We inspect the exterior of the structure that is visible and accessible only. We are unable to view inside of walls or behind items covering or blocking access. We only inspect the exterior visible from the ground. We probe areas susceptible to rot and moisture damage and do not probe the entire exterior looking for moisture damage as that would be technically exhaustive.

Deficiencies

3.1.1 Masonry

MASONRY - LOOSE

 Moderate

There was loose exterior masonry observed. Recommend any loose masonry be properly secured by a qualified professional.

Recommendation

Contact a qualified professional.



Front Right Of Home

4: ROOF

Information

ROOF OVERVIEW

The following information pertains to the roof. We inspected the roof coverings, drainage system, flashings, penetrations through the roof, and looked for signs of leaks in the roof system unless otherwise noted in the limitations area of this report. Any photos below are general photos for your reference.

Inspection Method Fully Traversed	Roof Style Gable	Pitch 7:12, 9:12
Roofing Material Asphalt Shingle	Gutter Material Metal	Flashing Material Metal
Skylights None	Ventilation Type Soffit Vents, Pan vents	Chimney Exterior N/A

Life Expectancy

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancy can vary depending on several factors. Any estimates of remaining life are approximations only.

Life Expectancy 5-7 Years

Roof covering was in good condition at the time of inspection. Estimate 5-7 years of remaining life.

Limitations

Roof Information

ROOF LIMITATIONS

Roofs are designed to shed water like an umbrella and are not waterproof. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.

Deficiencies

4.1.1 Asphalt Shingles

 Moderate**RIDGE CAP - DAMAGED**

There was damage observed at the roof ridge cap. Recommend further evaluation and repair by a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.



4.1.2 Asphalt Shingles

 Moderate**SHINGLE - GRANULE LOSS (MODERATE)**

There was moderate granule loss observed at the roof shingles. This is a normal process as the roof ages. Recommend monitoring for significant granular loss, at which point the shingles may need to be replaced.

Recommendation

Recommend monitoring.



4.2.1 Flashings & Penetrations

 Minor

FLASHING - LIFTED

There was lifted flashing observed. This flashing is more prone to getting blown off in a high wind event and is more susceptible to moisture intrusion. Recommend a qualified professional properly secure flashing to help prevent potential leaks from developing.

Recommendation

Contact a qualified professional.



4.2.2 Flashings & Penetrations

 Moderate

VENT BOOT - CRACKED/DAMAGED

The vent boot(s) were cracked and may cause leaks. Recommend a roofing professional replace to prevent leaks.

Recommendation

Contact a qualified roofing professional.



5: STRUCTURE

Information

STRUCTURE OVERVIEW

We inspected the visible and accessible portions of the structure. Many portions of the structure were not visible due to being covered with finish materials, insulation, below grade etc. We looked for damaged or improper construction of structural components as well as looked for signs of moisture intrusion and pests.

Foundation Type Crawlspace	Foundation Material Concrete	Foundation Tie Downs Yes, Bolted Sill Plate
Floor Structure Wood I-Joists	Floor Support Cripple Walls	Sub-floor OSB
Wall Structure Wood, Concealed	Ceiling Structure 2x4	Roof Structure 2x4 Rafters, Engineered Wood Trusses

Roof Sheathing

OSB

ATTIC OVERVIEW

The following information pertains to the attic and its accessible and visible components. Below are some general views of the attic at time of inspection.

Attic Entry Pull Down Stairs, Garage	Attic Observation Walked	Insulation Blown Northern White
--	------------------------------------	---

CRAWLSPACE OVERVIEW

The following information pertains to the homes crawlspace and its accessible and visible components. Below are some general views of the crawlspace at time of inspection.

Crawlspace Entry Master Closet, Bedroom Closet	Crawlspace Observation Crawled	Percent of Crawlspace Traveled 100%
Crawlspace Ventilation Vented	Crawlspace Floor Vapor Retarder	Insulation Fiberglass Batts

Limitations

Structure Information

STRUCTURE LIMITATIONS

We only inspected areas of the structure there were visible and accessible at time of the inspection. Much of the structure is hidden behind wall coverings, siding, sheathing insulation, below grade etc. We can only report on items that are visible and accessible, unknown conditions may exist.

Attic Information

ATTIC LIMITATIONS

The inspection of structural items and components that are concealed, covered or inaccessible are excluded from this inspection. We do not determine, calculate or engineer structural components for size, spacing, spanning etc.

Crawlspace Information

CRAWLSPACE LIMITATIONS

We inspect accessible and safe areas of the crawlspace only. Many items and components are concealed by insulation and insulation/vapor barriers. We do not remove insulation or barriers etc. We cannot determine if a crawlspace will encounter moisture or pest issues, we can only report on what was observed at time of inspection. Crawlspaces should be checked annually at a minimum to look for moisture, structural and pest issues etc.

Wall Structure

NOT VISIBLE

The wall structure was not inspected due to being concealed behind wall coverings, siding, insulation etc., unknown conditions may exist.

Deficiencies

5.2.1 Crawlspace

VAPOR RETARDER - DISPLACED

The vapor retarder/barrier was displaced in areas. Recommend a qualified person properly cover any displaced areas.

Recommendation

Contact a qualified handyman.



5.3.1 Foundation

FOUNDATION - CRACKS (MINOR)

There was minor cracking observed at the foundation, which appeared to be from normal settlement. Recommend monitoring for more serious cracking/shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Recommend monitoring.



5.3.2 Foundation

 Moderate**FOUNDATION - SPALLING**

There was spalling observed at the foundation. Spalling is the break away of the concrete surface which often extends to the top layers of reinforcing steel. Minor spalling is typically not a structural concern but can cause structural issues in some situations if not repaired. Recommend evaluation and repair as/if needed by a qualified professional.

Recommendation

Contact a qualified professional.



Front Of Home

6: FIREPLACES

Information

FIREPLACE OVERVIEW

The following information pertains to the homes fireplace(s) and their visible and accessible components. Below are some photos of the fireplace/stove for reference:

Type Vented Gas Logs	Certified N/A	Cleanout N/A
Controls Wall switch	Chimney Liner Direct Vent	Level of Cleanliness Satisfactory

Gas Fireplace Operational

The gas fireplace was in good working condition at the time of inspection.

Fireplace Fan

Yes

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

Inspection of fireplaces and stoves is limited to the accessible and visible components only. Inspecting of the interior flue is beyond the scope of a typical home inspection. We recommend that all flues be cleaned by a qualified chimney sweep before use and on a regular basis.

7: HVAC

Information

HEATING SYSTEM OVERVIEW

The following information pertains to the heating system and its visual and accessible components. Below are some photos of the heating equipment for reference, thermal image(s) are of the supply air temperature at register(s) at the time of this inspection.

Brand Rheem	Location Garage	Energy Source Natural Gas
Filter Location Hallway	Filter Size 20x25	Filter Type Disposable
Heat Type Gas-Fired Heat	Ductwork Insulated, Flex	Thermostat Digital
Manufacture Date 2005 Manufacture Year	Air Conditioning System Yes	

Typical Life Expectancy

- Gas Furnace 15-25 years
- Electric Furnace 15-25 years
- Heat Pump 10-20 years
- Boilers 20-35 years
- Mini Split 8-15 years
- Baseboard / Wall Heaters 12-18 years
- Electric Radiant Heat (heated floor) 25-40 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a heating system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Furnace Operational

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

COOLING OVERVIEW

The following information pertains to the air conditioning system and its visible and accessible components. Any photos below are for your reference.

Brand Rheem	Location Exterior - Right of Home	Energy Source Electric
Configuration	Thermostat	Manufacture Date

Central

Shared with Heating

2005 Manufacture Year

Life Expectancy

- Stand Alone 12-15 years
- Heat Pump 10-20 years
- Mini Split 8-15 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a cooling system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

It is recommended to have cooling equipment serviced annually by a qualified HVAC professional for increased service life.

Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

Limitations

Heating System Information

HVAC LIMITATIONS

Many HVAC components and systems are beyond the scope of a typical home inspection, such as but not limited to: Wood fired heat systems, electronic air filters, solar systems, humidifiers/dehumidifiers, timers etc. We only inspect systems that are readily accessible and visually examine and test for function using normal operating controls.

Deficiencies

7.1.1 Forced Air Furnaces

FURNACE - END OF LIFE EXPECTANCY

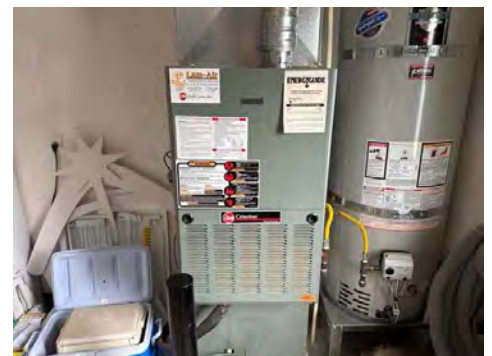


Minor

The furnace/air handler was at or beyond its service life expectancy according to industry experts. HVAC equipment that is 15-20 years of age or more is at a higher risk to fail and replacement parts may not be available for repairs. Recommend service or inquiring with seller regarding service records during due diligence period. Recommend budgeting for a replacement system.

Recommendation

Recommend monitoring.



7.2.1 Air Conditioning

AIR CONDITIONER - END OF ESTIMATED LIFE EXPECTANCY Minor

The cooling system was at or beyond its service life expectancy according to industry experts. HVAC equipment that is 10-15 years of age or more is at a higher risk to fail and replacement parts may not be available for repairs. Recommend budgeting for a replacement system.

Recommendation

Recommend monitoring.



7.2.2 Air Conditioning

COOLANT - R-22 Moderate

The HVAC system uses R-22 coolant. R22 leaks are highly toxic and can damage the environment and people's health. The use of R22 freon in air conditioning units has been restricted & banned from being used in any new products. If the unit is leaking or fails in the near future, it will need to be replaced. Recommend evaluation by an HVAC professional.

Recommendation

Contact a qualified professional.



7.3.1 Thermostat & Filters

FILTER - DIRTY Minor

The air filter(s) for the heating and/or cooling system were dirty at time of inspection. Indoor air quality will be reduced as a result and may cause damage and inefficient operation of the equipment. Recommend installing good quality filters. Filters should be sized correctly to minimize air gaps, many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation

Recommended DIY Project



8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

The following information pertains to the electrical system. We inspected the accessible and visible portions of the electrical system. We inspected the service entrance conductors, service equipment, grounding, over-current devices and distribution panels. We inspected the branch circuit conductors and their compatibility of their amperage, voltages and material type. We tested all accessible exterior outlets and a representative number of interior outlets for polarity and function. We tested the lighting by operating the switches and tested all ground/arc fault devices, smoke alarms and carbon monoxide detectors that were present and accessible. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

Service Type Below Ground	Service Size 240 Volts	Service Conductors Aluminum
Main Panel Location Garage	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Panel Manufacturer General Electric	Wiring Method Romex	Branch Wiring Copper

Sub Panel

Exterior - Right of Home

Low Voltage Systems

Any low voltage systems were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, internet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

Only visible and accessible components of the electrical system are evaluated. Wiring behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Outlets, switches and other electrical components that are not accessible are not evaluated.

Deficiencies

8.2.1 Electrical Panels

**PANEL - BUSHING MISSING**

One or more bushings were missing where the electrical wire enters the main electrical panel. Recommend further evaluation and repair by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



9: PLUMBING

Information

PLUMBING OVERVIEW

The following information pertains to the plumbing system. We inspected the visible and accessible portions of the plumbing system. We inspected the water supply and distribution system including piping materials and looked for leaks. We ran water at all accessible faucets including; sinks, tubs, showers and hose bibs attached to the home and observed the functional flow. We ran water down all accessible sink, shower and tub drains and observed the functional drainage and checked for leaks. Any photos below are for your reference.

Water Source Public	Water Shut-Off Not Found	Water Supply Material Copper
Distribution Material Copper	Drain Size 2", 3"	Drain Material ABS
Water Treatment None Found	Clean-out Location Front of Home	Sump Pump None Found
Gas Service Natural Gas	Gas Shut-Off At Meter	

Water Pressure Information

We do not test the water pressure as it is beyond the scope of a standard home inspection. For your information, water pressure between 50 to 80 PSI is acceptable, but 60 to 75 PSI is ideal. Water pressure that is too high may cause damage to fixtures and fittings.

Jetted Tub - Operational

The jetted tub was in good operational condition at time of inspection. Recommend the jets be cleaned on a regular basis to prevent soap scum and periodically checking the plumbing underneath for leaks.

WATER HEATER OVERVIEW

The following information pertains to the water heating system. We inspected the water heating equipment, temperature and pressure relief valve, strapping, electrical components, valves, flues, piping, checked for leaks and checked the water temperature. Any photos below are for your reference.

Location Garage	Energy Source Natural Gas	Type Tank
Capacity 50 Gallon	Drain Pan None	Seismic Straps Yes
Manufacturer Bradford White	Manufacture Date 2022 Year	

Life Expectancy & Maintenance

Water heaters have a typical life expectancy of 8 to 12 years. I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Operational

The water heater was in good working condition at the time of inspection.

SEWER SCOPE OVERVIEW

The following information pertains to the sewer scope that was performed at the property.

Inspection Video

https://youtu.be/Em7xG393ROI?si=zQ6TE_C2q5jNQRLb

Point Of Entry

Cleanout, Front of Home

Sewer Line Material

ABS, GPVC

Lateral Length

44 ft.

Good Condition

The sewer line was in good overall condition at time of inspection. No blockages, root intrusion, broken or problem areas observed.

Limitations

Plumbing Information

PLUMBING LIMITATIONS

Only visible and accessible components of the plumbing system are evaluated. Pipes behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Valves are not turned on if off at time of inspection as we do not know the reason why.

Water Heater Information

WATER HEATER LIMITATIONS

The inspection of water heating systems is limited to the visible and accessible components only. We are not able to evaluate the interior of water heater tanks or interior components etc.

Sewer Scope Information

SEWER SCOPE LIMITATIONS

Inspection of sewer lines is limited to what we can see with our camera at time of inspection. Some areas of the sewer line may not be visible due to being under water, debris blocking sewer line or camera etc.

Tubs & Showers

JACUZZI - MECHANICAL COMPONENTS NOT ACCESSIBLE

The mechanical components of the jacuzzi tub were not accessible at the time of inspection. The equipment was tested but the inspector was unable to visually see the motor and jet attachments. The accessible area under the jacuzzi was inspected for signs of leaks/damage.

Deficiencies

9.8.1 Sinks & Components

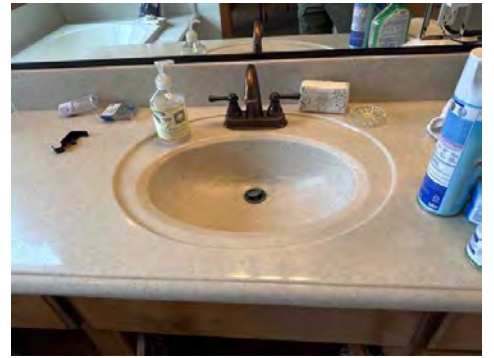
SINK FAUCET - DRIPPING

Minor

The sink faucet(s) were dripping when turned off at time of inspection. Recommend repair/replacement as necessary by a qualified professional.

Recommendation

Contact a qualified professional.



Master Bathroom

10: INTERIOR

Information

INTERIOR OVERVIEW

The following information pertains to the interior. We inspected the interior and looked for major defects and safety issues. We inspected accessible and visible portions of floors, walls, ceilings, cabinets, counters, stairs/railings and a representative number of windows and interior doors. We looked for signs of abnormal or harmful water penetration in the structure. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the property new again.

Wall Material

Drywall

Ceiling Material

Drywall

Floor Coverings

Vinyl, Hardwood, Carpet

Interior Doors

Wood

Window Type

Thermal, Single-hung

Cabinetry

Wood

Countertops

Granite

Bath Exhaust Fans

Yes

Smoke Detectors

Yes, Hallway

Carbon Monoxide Alarms

Yes, Hallway, Dining Room

Thermal Scan

Yes

Thermal Imaging Information

We scanned the interior of the structure with a thermal imaging camera to look for temperature anomalies. This can help give us more information about potential issues that cannot be seen otherwise such as, hidden moisture issues and missing insulation. Any anomalies found will be in the deficiencies area of this section below. Note: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.

Smoke Detector Information

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Recommend testing all smoke and CO2 detectors upon moving into the home. According to the U.S. Fire Administration (USFA), smoke detectors should be tested at least once a month and batteries should be replaced at least once or twice a year.

Carbon Monoxide Alarm Information

In order to **maximize the protection of your home** from excess levels of carbon monoxide, place your detectors in all of the following places:

- On every level of your home. In order to ensure that your home has maximum protection, its important to have a CO detector on every floor.
- Five feet from the ground. Carbon monoxide detectors can get the best reading of your homes air when they are placed five feet from the ground.
- Near every sleeping area. If your CO levels get too high during the nighttime, its important that detectors can be heard by everyone sleeping in your home. Place your detectors close enough to every sleeping area so that they can awaken everyone in the case of an emergency.
- Near attached garages. Cars produce carbon monoxide any time they are running. If you have an attached garage, those gasses can quickly spread to the rest of your house. A CO detector near your attached garage will warn you if that becomes a problem.

- Where the manufacturer recommends. Every model of carbon monoxide detector is tested according to manufacturer specifications. Its important to take those specifications into account when youre deciding where to place your detectors.

GARAGE INTERIOR OVERVIEW

The following information pertains to the interior of the homes garage. Any photos below are for reference.

Walls

Drywall

Ceilings

Drywall

Floor

Concrete

Occupant Door

Metal

Garage Doors

Automatic, Metal, Insulated

Limitations

Fire Separation

OCUPANT DOOR - FIRE RATING UNKNOWN

The occupant door between the garage and the house appears to meet fire rating specifications. However, no fire rated tag was located on the door.

Deficiencies

10.6.1 Fire Separation

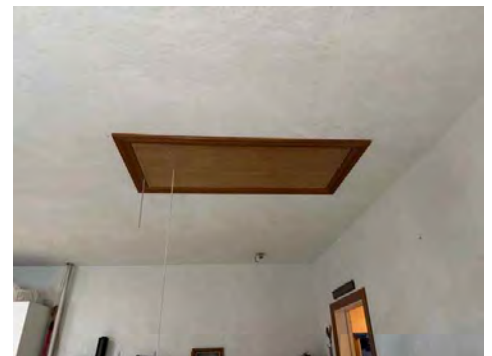
ATTIC - PULL DOWN STAIRS COMBUSTIBLE

 Moderate

The pull down stairs were not fire rated. This compromises the fire barrier, pull down stairs in garages should be fire rated or sealed for fire safety. Recommend licensed contractor install a fire rated cover such as a metal cover or drywall.

Recommendation

Contact a qualified professional.



11: APPLIANCES

Information

APPLIANCE OVERVIEW

The following information pertains to the built-in appliances. Unless otherwise noted in the limitations or deficiencies area below, all appliances tested were in working order at time of inspection. Any photos below are for your reference.

Cooking Equipment Type

Range

Cooking Energy Source

Natural Gas

Anti-Tip Bracket

Yes

Cooking Vent Type

Microwave Exhaust, Vented

Built-in Microwave

Yes

Dishwasher

Yes

Garbage Disposal

Yes

Trash Compactor

No

Hot Water Dispenser

No

Refrigerator

Yes, Freestanding

Refrigerator Water Connection

Yes

Washer Hookups

Yes

Dryer Vent

Metal Flex, Metal Pipe

Dryer Energy Source

220 Volts

Laundry Connections: Washer & Dryer - Not Inspected

The washing machine and dryer are not inspected and fall outside of the scope of our home inspection. These units are not built in appliances. For the scope of this inspection we evaluate the connections necessary for these appliances to work. Any issues with the washer and dryer are not covered by this inspection.

12: PESTS

Information

PEST OVERVIEW

Your peace of mind matters to us. Even though Oregon's Standards of Practice don't require it, we go beyond the basics by looking for visible signs of termites, rodents, and other pests that could affect your home's structure. If we see anything of concern during your inspection, we'll clearly note it here so you have the information you need to protect your investment.

Wood Destroying Organisms (WDO):

A visual inspection was performed for termites and other wood-destroying organisms. No visible evidence of activity or damage was observed at the time of inspection. This was a limited, non-invasive inspection; hidden or future activity may exist. Ongoing annual inspections by a licensed pest control professional are recommended.

Deficiencies

12.2.1 Rodents, Bats & Birds



RODENT - EVIDENCE OF PRIOR RODENT ACTIVITY

CRAWLSPACE & ATTIC

There is evidence of rodents in one or more areas of the home. Based on the visible repairs and no activity entry points, it appears the seller has resolved the issue. Recommend inquiring with the seller the ensure the problem has been taken care of.

Recommendation

Contact the seller for more info



13: ADDITIONAL INFORMATION

Information

Recommended Professionals

For a list of trusted professionals that we recommend. [Click Here](#)

Questions or Concerns

Please remember we are your client for life! If you have any questions about your inspection or report, please don't hesitate to contact us and we will be more than happy to help. 541-507-7674

The Final Walk-Through

The walkthrough serves as a final check for any remaining, unresolved issues with the home. Follow this checklist to ensure you don't overlook any steps.

- Turn on and off every light fixture.
- Run water and check for leaks under sinks.
- Test all appliances
- Check garage door openers.
- Open and close all doors.
- Flush toilets.
- Inspect ceilings, wall, and floors.
- Run the garbage disposal and exhaust fans.
- Test the heating and air conditioning.
- Open and close windows.
- Make sure all debris is removed from the home.
- Ensure all requested appliances and furnace are present.

Exterior Photos

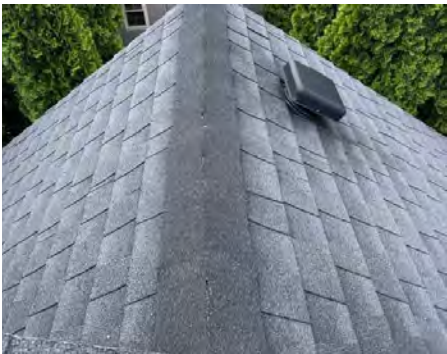
The following photos are general views of the exterior, taken at time of inspection for your reference.





Roof Photos

The following photos are general views of the roof, taken at time of inspection for your reference.





Interior Photos

The following photos are general views of the interior, taken at time of inspection for your reference.



Fireplace Photos

The following photos are general views of the fireplace, taken at the time of inspection for your reference.



HVAC Photos

The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.



Electrical Photos

The following photos are general views of some of the electrical systems/components, taking at time of inspection for your reference.



Plumbing Photos

The following photos are general views of some of the plumbing systems/components, taking at time of inspection for your reference.



Appliance Photos

The following photos are general views of the appliances, taken at time of inspection for your reference.



Attic Photos

The following photos are general views of the attic, taken at time of inspection for your reference.





Crawlspace Photos

The following photos are general views of the crawlspace, taken at time of inspection for your reference.





Garage Photos

The following are photos taken of the garage at time of inspection that maybe useful for your reference.



Recent Invoices

INVOICE

Purdey Electric LLC
3044 Helgeson Ln
Grants Pass, OR 97527

Purdeyelectric@outlook.com
+1 (541) 761-8198
CCB#243780



Bill to
Shannon Forrest
736 Williams Ct
Medford, OR 97504

Ship to
Shannon Forrest
736 Williams Ct
Medford, OR 97504

Invoice details

Invoice no.: 1904
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Electrical Service	2 Electricians \$250/hr -Bushing missing -Turned off power -Assessed situation -Installed reducer washers as a remedy to enclose the hole and added proper connector -Turned power back on	1	\$250.00	\$250.00
2.		Material	Electrical equipment required for installation -2-1/2" reducer washers -1" KO plug	1	\$12.22	\$12.22

Contact Purdey Electric LLC to pay.

Invoice amount	\$262.22
Online convenience fee	\$25.00
Payment	-\$287.22
Balance due	\$0.00

Paid in Full

Note: Customer paid an additional \$25

convenience fee to pay online.



North Point Roofing and Exteriors, LLC

Luke Williams
Zach Cummings

MARTIN OUTDOOR PROPERTY GROUP
736 WILLIAMS CT MEDFORD OR 97504
541-787-1883
DATE: 4-30-26

PROJECT SCOPE:

Replacing all ridge cap shingles on roof. Repair all roof to wall flashings and pipe flashings.

1. Install ridge cap	High profile ridge cap
2. Install roof to wall	Roof to wall 3"x5"x8'
3. Install pipe flashing boot	pipe flashing boots
4. Apply sealant	Tite bond Weather Master

FURTHER INFORMATION:

- Start date to be discussed.
- Estimated time of completion 1 day.
- Grounds to be cleaned and free of all roofing materials upon completion.



Phone

Luke 541-990-4083
Zach 541-990-2936



Mail

northpointroofingandexteriors@gmail.com

CCB# 258233

Sw

Total contract amount	\$2,435	Per Zach 5/5/26 this is the final amount due
Deposit	\$0	
Forms of Payment for Deposit	CASH/CHECK	
Balance Due	\$2,635	
Form of Payment for Balance	CASH/CHECK	

Sandra Wester

Sandra Wester

05/06/2026, 09:33:20 AM PDT

Martin Outdoor Property Group

Date

North Point Roofing and Exteriors

Date